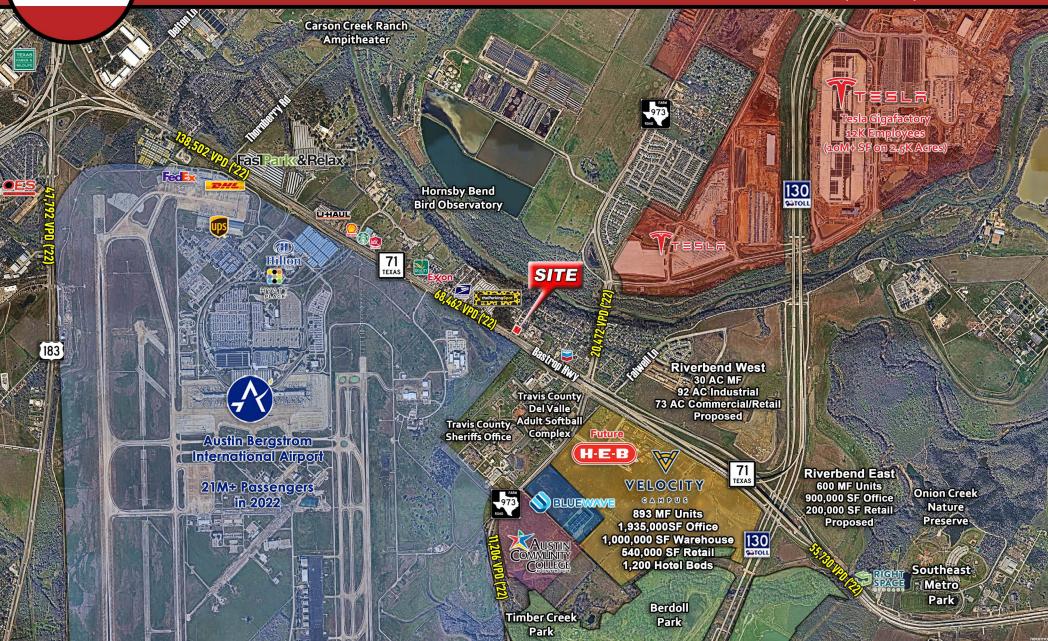


±0.84 AC COMMERCIAL LAND FOR SALE 3005 EAST STATE HIGHWAY 71, AUSTIN, TEXAS 78742



Knight Real Estate Company PO Box 160607, Austin, TX 78716

Jamie Knight | 512.472.1800 x1 | jamesknight@knightrealestate.com

INTRODUCTION

Knight Real Estate Company is pleased to offer 0.84 acres (36,600 SF) located at the northeast corner of East State Highway 71 and Terry Lane. The site is rectangular in shape with level topography and ample drainage.

PROPERTY FACTS

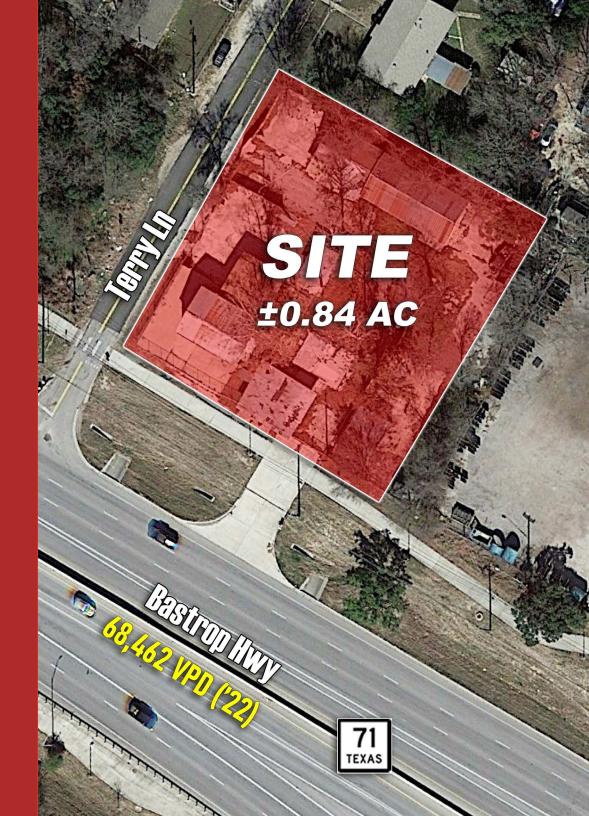
- Legal Description: Lot 24-A, Resub of Lots 24-25,
 Sec 1, Glenbrook Addition, an addition to the city of Austin, Travis County, Texas.
- Zoned "CS" General Commercial Svcs. District
- One-story, 5,818 SF industrial facility consisting of three warehouse buildings. These improvements offer no contributory value, the value is based on the land.
- ±200' of frontage on SH-71 & ±180' on Terry Lane
- Great location close to Austin Bergstrom
 International Airport (ABIA), Tesla Gigafactory,
 numerous corporate campuses, business parks
 and new developments.
- Easy access to major highways including US-183, SH-71, I-35, sh-130 and more
- Call for Pricing

DEMOGRAPHICS

Radius	2023 Population	2028 Proj. Population	Average HH Income
1-mile	3,638	4,809	\$66.167
3-mile	16,072	18.847	\$97.422
5-mile	80,225	87.082	\$93.949

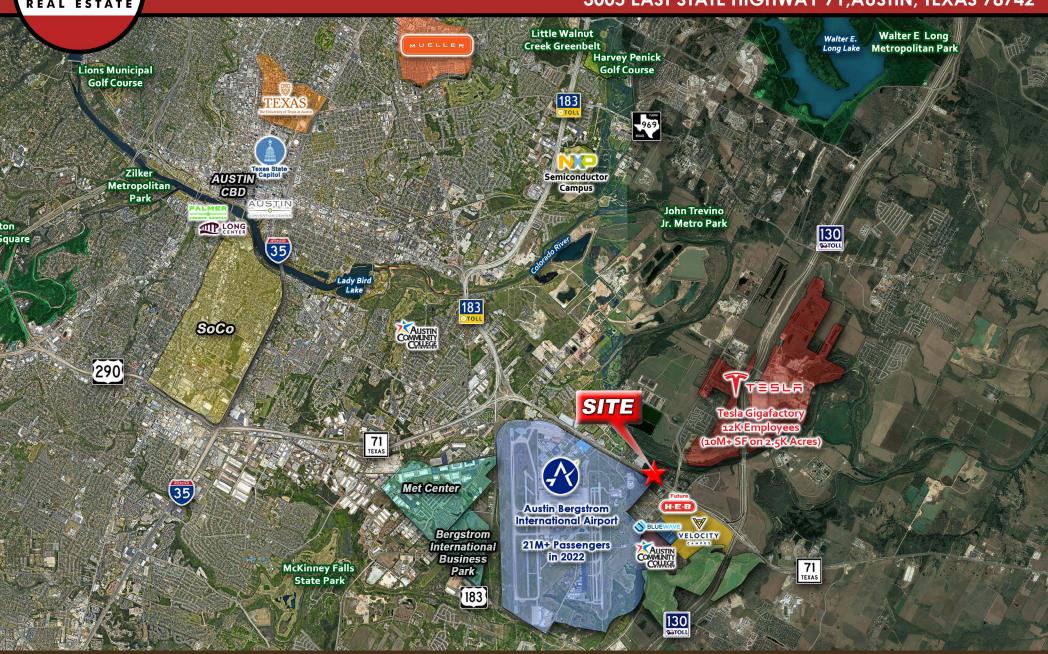
TRAFFIC COUNTS

Hwy 71/Bastrop Hwy: 68,462 VPD (TXDOT 2022)





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AUSTIN MSA - DEMOGRAPHICS







2,499,236

Population



Average Household Size

35.2 Median Age

\$89,695

Median Household Income



No High School Diploma



19% High School Graduate

Some College

Bachelor's/Grad/Pr of Degree

BUSINESS



88,598

Total Businesses



1,042,635

Total Employees

EMPLOYMENT

71.0%

White Collar



Blue Collar



15.4%

13.6%

3.5%

Unemployment Rate

Services

INCOME



\$89,695

Median Household Income



\$48,981

Per Capita Income

\$164,829

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.4%) The smallest group: \$15,000 - \$24,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	-2.7%	
\$15,000 - \$24,999	5.0%	-2.3%	
\$25,000 - \$34,999	5.7%	-2.1%	
\$35,000 - \$49,999	9.4%	-1.9%	
\$50,000 - \$74,999	14.5%	-2.6%	
\$75,000 - \$99,999	13.3%	+0.7%	
\$100,000 - \$149,999	19.4%	+2.7%	
\$150,000 - \$199,999	11.5%	+3.3%	
\$200,000+	14.5%	+4.8%	

Bars show deviation from

48 (Texas)